

## Wellington Hills Golf Course

7026 240<sup>th</sup> Street SE

Woodinville, WA 98072

### Significance:

The property formerly known as the Wellington Hills Golf Course was originally a truck farm owned by Robertson Wekkubgtib Crim (Crimo) (1857-1933) and his wife Alice Susan (Hawkins or Lecklingtner) Crim (1862-1931).<sup>1</sup> The couple had four sons, Edward O. (1882-?), Lennel (a.k.a. Vernon) P. (1885-?), Madison (a.k.a. Maurice) N. (1888-?), and Lonnie Morris (1893-1941).<sup>2</sup> The family moved from Prescott, Iowa to Seattle, Washington sometime shortly after 1900, eventually purchasing the western portion, as well as a narrow slice of the eastern portion of the southwest quarter section portion of Section 35 of Township 27 N., Range 5 E.; for one gold dollar.<sup>3</sup> The western portion was originally a homestead claimed by August Buthe, and the eastern slice was originally claimed by T. Flaherty.<sup>4</sup> The Crims built a bungalow on the property around 1909.<sup>5</sup> In 1910, Crim was employed at a shingle mill and living in the area.<sup>6</sup>

The Crim's son, Lonnie, married Grace Salisbury Crim (1896-1981) in 1915.<sup>7</sup> In 1917, the couple lived on the farm with Lonnie working as a self-employed shingle heaver.<sup>8</sup> Lonnie served briefly in the army during World War I, attaining the rank of corporal.<sup>9</sup> In 1920, the couple was living in Morton, Washington, where Lonnie worked for the Milwaukie Railroad as a tie inspector.<sup>10</sup> In 1930, the couple was once again living in the Bear Creek Precinct area, which at that time included the subject site.<sup>11</sup> The family at that time lived in a former chicken coop (see Wellington Hills Golf Course Pro Shop) on the eastern portion of the site.<sup>12</sup> The couple at that time had three children; Robertson (a.k.a. Bob) W. (1916-2002),

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<sup>1</sup> Susan Larson, telephone interview with Larry E. Johnson, December 12, 2012. Washington State Death Certificate; "Robertson Wekkubgtib Crim;" Da. Ref. No. 5846EB80-00D2-4A08-A2A0-4D2B7D8E37C1. Washington State Death Certificate; "Alice Susan Crim;" October 15, 1931; Da. Ref. No. CCA30F9B-D63D-4263-8C9C-763FED55E273.

<sup>2</sup> United States of America, Bureau of the Census, *Twelfth Census of the United States, 1900*, Prescott Township, Adams County, Iowa, Enumeration Dist. 8, p. 12A.

<sup>3</sup> Larson.

<sup>4</sup> Kroll Map Company; Homestead Parcel Map, Township 27 N, Range 5 E; 1870-1900, C. E. 10662; Hd. 9220.

<sup>5</sup> Larson.

<sup>6</sup> United States of America, Bureau of the Census, *Thirteenth Census of the United States, 1910*, Bear Creek Precinct, Snohomish County, Washington, Enumeration Dist. 269, p. 5A.

<sup>7</sup> State of Washington, "Marriage Certificate No. 46880," May 21, 1915, filed May 26, 1915.

<sup>8</sup> United States of America, Selective Service System, World War I Draft Registration Card, "Lonnie Morris Crim," No. 46-1-23A.

<sup>9</sup> Washington State Dept. of Veteran's Affairs, World War I Service Statement Card, "Lonnie M. Crim."

<sup>10</sup> United States of America, Bureau of the Census, *Fourteenth Census of the United States, 1920*, Morton City, Lewis County, Washington, Enumeration Dist. 151, p. 7B.

<sup>11</sup> United States of America, Bureau of the Census, *Fifteenth Census of the United States, 1930*, Bear Creek Precinct, Snohomish County, Washington, Enumeration Dist. 31-5, p. 1B.

<sup>12</sup> Larson.

Suzzane (a.k.a. Luzzane or Susan) Bell (1921-), and Vernon (a.k.a. Bud) H. (1925-).<sup>13</sup>

In late 1920, Lonnie Crim, a former Lincoln High School athlete, developed a three-hole golf course on the property. He expanded the course to six holes, and opened the course to the public in June 1, 1930.<sup>14</sup>

Lonnie and his family were still living in the converted old chicken house, which also served as the course office. The family eventually added three additional holes, bringing the course up to a nine-hole course.<sup>15</sup>

Alice Crim died in 1931, and Robertson W. Crim, Sr. died in 1933.<sup>16</sup>

Lonnie was employed as a postmaster in 1940.<sup>17</sup> Lonnie died in 1941.<sup>18</sup>

Susan Crim married William Louis Sinnett in 1938.<sup>19</sup> They built a house near the golf course on Bostian Road. The couple had four children, (Bill, Judy, Pat, and Joan.)<sup>20</sup>

Robertson Crim married Mildred Walters in 1939, and lived in the old bungalow by the course's seventh tee. They had one daughter named Susan (1942-).<sup>21</sup>

Vernon Crim married Panchosa (a.k.a. Jessie) D. Thompson in 1977, and built a house on a parcel near the course's second tee.<sup>22</sup>

Grace remarried in 1945, marrying Mortimer Don Dumpere (1903-1991), who managed the golf course at that time.<sup>23</sup>

Susan Crim married Ron Larson in 1958. The couple originally lived in a small shack to the east of the old bungalow. They later built a house (Larson Residence) west of the old bungalow in 1962.<sup>24</sup>

A Clubhouse was built to the south of the original chicken coop building in the mid-1950s. Around that time the Wellington Hills Country Club was established. The Club promoted the course and conducted social activities at the Clubhouse.<sup>25</sup>

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<sup>13</sup> United States of America, Bureau of the Census, *Fifteenth Census of the United States, 1930*, Bear Creek Precinct, Snohomish County, Washington, Enumeration Dist. 31-5, p. 1B.

<sup>14</sup> The Seattle Times, "New Golf Course On Duval Road To Open June 1," May 25, 1930, p. 26.

<sup>15</sup> Larson.

<sup>16</sup> Washington State Death Certificate; "Alice Susan Crim;" October 15, 1931; Da. Ref. No. CCA30F9B-D63D-4263-8C9C-763FED55E273. Washington State Death Certificate; "Robertson Wekkubgtib Crim;" Da. Ref. No. 5846EB80-00D2-4A08-A2A0-4D2B7D8E37C1.

<sup>17</sup> United States of America, Bureau of the Census, *Sixteenth Census of the United States, 1940*, Bear Creek Precinct, Snohomish County, Washington, Enumeration Dist. 31-4, p. 4A.

<sup>18</sup> Washington State Death Certificate; "Lonnie Morris Crim;" December 1, 1941; Da. Ref. No. 40156A9A-97D9-482F-A0CC-A2B505185B02.

<sup>19</sup> Bill Watt, telephone interview with Larry E. Johnson, December 11, 2012. Bill Sinnett, telephone interview with Larry E. Johnson, December 11, 2012.

<sup>20</sup> State of Washington, "Marriage Certificate No. 32466," November 3, 1938, filed July 18, 1945.

<sup>21</sup> Larson.

<sup>22</sup> Watt. Sinnett. Larson.

<sup>23</sup> Watt. State of Washington, "Marriage Certificate No. 114519," June 9, 1945, filed January 2, 1939.

<sup>24</sup> Larson.

Grace Dumpere (Crim) died in Greenbank, Washington in 1981.<sup>26</sup> Grace Dumpere's estate, which included 44 parties of interest, sold its interest in the golf course to a group of investors represented by Raymond T. De-Dunkers in 1987.<sup>27</sup>

De-Dunkers and his group sold the property to the University of Washington in 1990. The University at that time intended it for a proposed north branch campus.<sup>28</sup> The University abandoned the proposal in 1994, because the area was determined to be in a growth-management zone prohibiting campus use.<sup>29</sup>

The University sold the golf course to Snohomish County in 2012, which closed the course in September 2012.<sup>30</sup>

### **General Site Description:**

The former Wellington Hills Golf Course and Country Club is comprised of eight Snohomish County parcels, together totaling approximately 79.61 acres. The general area is located south of Maltby. The site is generally a rolling landscape of grass turf interspersed with large evergreen trees. The northernmost portion of the greater site that is adjacent to Washington State SR522, and the greater site's southwestern corner, are wooded with mixed evergreens and deciduous trees typical of Puget Sound lowland forest. The northern and southern portions of the site are divided by 240<sup>th</sup> Street SE, with the right-of-way presently defined by a turned log fence. The site is generally accessed from 240<sup>th</sup> Street SE by a gravel drive leading to a small parking lot. The greater site contains three vacant buildings (Clubhouse, Pro Shop, and Garage) and two abandoned structures (Well House and Golf Cart Storage) related to the operation of the golf course, as well as one abandoned single-family residence. All golf course related buildings are located on the easternmost parcel, a narrow parcel identified as 27053500301100. The abandoned single-family dwelling (Bungalow) is located on a parcel identified as 2705350033500.

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<sup>25</sup> Sinnett.

<sup>26</sup> Washington State Death Index; "Grace Dumpere;" May X, 1981.

<sup>27</sup> Larson.

<sup>28</sup> Watt. Larson; Mary Elizabeth Cronin; "UW Branch Nod To Woodinville—Bothell Boosters Disappointed By Panel's Pick;" *The Seattle Times*; September 14, 1990, <http://community.seattletimes.nwsources.com/archive/?date=19900914&slug=1093026>, accessed November 27, 2012, pp. 1-2.

<sup>29</sup> *The Seattle Times*; "It's Truly Site For UW-Branch Option;" <http://community.seattletimes.nwsources.com/archive/?date=19940818&slug=1925943>; accessed December 12, 2012; p. 1.

<sup>30</sup> Snohomish County Tax Assessor; Property Account Summaries; Parcel Numbers 27053500300100, 27053500300200, 27053500300300, 27053500300400, 27053500300500, 27053500301100, and 27053500302000; <http://assessor.snoco.org/smartsearch/>, accessed December 6, 2012. Rich Myhre; Goodbye to Wellington Hills Golf Course;" *Everett Herald*, <http://www.heraldnet.com/article/20121002/SPORTS/710029892/0/SEARCH>; accessed December 11, 2012; pp. 1-2.

**Clubhouse:**

The Clubhouse is the largest building on the site, measuring approximately 116 feet north-south and 50 feet 4 inches east-west. It is located approximately 100 feet east of the parking lot. The wood-frame building was originally constructed in 1954, and appears to have had several additions that obscure any original design intent. Stylistically the building can be considered modern vernacular. The building is primarily a one-story building, although a relatively small two-story portion is located at its eastern end. Both the one-story and two-story sections have low-slope gable roofs covered with built-up roofing membranes. The building was built on a concrete slab. The building is generally sided with painted horizontal cedar bevel siding with a 7-inch exposure. Windows are generally stopped-in single-pane plate-glass with wood surrounds and mullions, with some operable aluminum sash windows.

The interior is divided into a number of spaces, with a large vaulted meeting / dining room with a large northern-facing window grouping located at the building's northern end, a bar and kitchen area located in the building's center, and men's and women's locker rooms located at the southern end separated by a wide corridor leading outward to the south. The building's public entrance was near the center of the western façade and the eastern side of the building was used to service the building. The meeting / dining area has a roof framed with three north-south 6x14 beams supporting 6-inch diameter peeled log rafters spaced at approximately 5-feet on center. The rafters extend outward from the building's wall to support overhangs. The two-story portion of the building is located above the locker rooms, and appears to have been used for the course clubroom.

**Golf Cart Storage:**

A group of golf cart storage garages are located approximately 13 feet 9 inches south of the southernmost wall of the Clubhouse. The structure appears to have been built in three phases, eventually creating an "L"-shaped plan measuring approximately 59 feet 2 inches north-south and 31 feet 10 inches east-west at its widest point. The original section appears to run north-south on the western side (labeled A) and contains seven golf cart storage garages, each with individual double doors. The eastern side of the structure has another seven garages. Both of the sections share a low-slope shed roof sloping down to the east. The southern part of the structure has another shed-roofed row of five additional garages. The structure appears to have been built on concrete slabs. All roofs are covered with a built-up roofing membrane, and the structure's exterior walls and doors are sided with "T-111" rough-sawn plywood.

**Pro Shop:**

The Pro Shop is located immediately west of the parking lot with the garage located to the east and the well house located to the south. The one-story wood-frame building measures approximately 62 feet 8 inches north-south and 20 feet 8 inches east-west, excluding an 18-foot wide entrance cover that protrudes approximately 6 feet eastward from the building's northeastern corner. The building is built on a post and pier foundation and has unusually low sidewalls and interior ceiling height supporting its reported former use as a chicken coop.

The building has a low-slope gable roof with a north-south ridge. The building's exterior walls are sheathed with "T-111" rough-sawn plywood and the roof is covered with laid rolled roofing. All windows are aluminum-sash. The southernmost 10 feet of the building appears to be a later addition with the eastern portion of this addition being recessed, creating a 10-foot square covered porch.

The building's interior is organized with a retail area on its northern side, a small kitchen with food sales near the center, and the southernmost portion dedicated to storage and service areas.

#### **Garage:**

The Garage is located approximately 18 feet 8 inches east of the Pro Shop with the building's northern face approximately lining up with the southern face of the Pro Shop. The building is irregularly shaped, measuring approximately 42 feet east-west and 30 feet 8 inches north-south. The building appears to have originally been a two-car garage with a low-slope gable roof with a north-south ridge. Two garage doors are located on this portion's northern face. A 16-foot wide gable roofed addition with an east-west ridge was added to the Garage's western side, and a 10-foot deep addition was later added to the building's southeastern corner. The exterior walls are sheathed with painted horizontal cedar bevel siding with a 7-inch exposure. The foundation is a concrete slab. The building's roof is covered with a worn composition roof and tarps. The two windows on the northern addition façade are fixed wood-sash. The interior is unfinished storage.

#### **Well House:**

A small shed roofed Well House measuring approximately 8 feet 6 inches north-south and 8 feet 6 inches east-west is located approximately 10 feet 0 inches south of the southern face of the Pro Shop. The Well House is sheathed with cedar shingles with a 12-inch exposure. The roof is covered with rolled composition roofing.

#### **Bungalow:**

The abandoned single-family residence is located across and to the west of the buildings associated with the former golf course. The wood-frame rectangular building includes a  $1\frac{1}{2}$ -story Craftsman bungalow measuring approximately 26 feet east-west and 28 feet 9 inches north-south, excluding a 15 foot 10 inch wide covered porch extending 7 feet 8 inches from the building's northern face, and a smaller covered porch extending southward from the building's southeastern corner. A later attached garage measuring approximately 26 feet 2 inches east-west and 28 feet 10 inches north-south extends westward from the residence's western side. The residence and the northern and southern porches have intersecting 8-in-12 sloped gable roofs, with the residence's main ridge running east-west. A small gable-roof bay extends outward 20 inches from the northeastern corner of the building. The residence has a post and pier foundation with the lower exterior walls sheathed with unpainted cedar beveled siding with a  $4\frac{1}{2}$ -inch exposure, while the upper gable ends are sheathed with cedar shingles with a 5-inch exposure. The building's roof is completely covered with a

layer of moss, although it appears to have an underlying surface of rolled roofing. The attached two-car garage has a gable roof presently covered with tarps. The garage's exterior walls are sheathed with cedar bevel siding. The northern side of the garage has a lean-to shed that extends nearly the entire length of the garage.

The interior of the residence could not be accessed.

A collapsed shed is located approximately 10 feet east of the residence, and a non-historic shed is located approximately 66 feet south of the residence.

### **Larson Residence**

6728 240<sup>th</sup> Street SE

Woodinville, WA 98072

Susan Larson, the granddaughter of Lonnie and Grace Crim (See Wellington Hills Golf Course) built this house in 1962, on a parcel carved from the Crim's original farm. Ron Larson, who was involved with the construction industry, designed the house. The University of Washington acquired the property in the late 1990s, as part of a plan to build a north campus in the area.<sup>31</sup>

### **Significance:**

#### **General site Description:**

A mid-century modern single-story single-family residence is located on a small parcel adjacent to, and to the south of 240<sup>th</sup> Street SE. The site is west of the golf course and its associated buildings. The building is located on a small ridge above the road and has a swimming pool on the southern side.

### **Residence**

The residence and its attached garage have an irregular plan, measuring overall approximately 83 feet 8 inches east-west and 55 feet 2 inches north-south. The attached two-car garage is located on the eastern side with the more public living areas including the kitchen, dining room, and living room located within the western wing. A recessed entry court on the building's northern side is located between the garage and the western wing. The western wing has an 8-foot wide deck extending along its entire length. The garage and the residence have a series of intersecting low-slope shed roofs covered with built-up membrane roofing. Roof overhangs are approximately 24 inches. The exterior walls are sheathed with painted 8-inch vertical lap siding, except for a small section of non-original brick masonry veneer on the northern entry façade. The building rests on a perimeter concrete foundation. All windows and sliding patio doors are aluminum-sash, excepting some stopped-in decorative glazing in the northern entry façade.

The interior of the residence could not be accessed.

A small non-historic pool shed measuring approximately 8 feet by 8 feet is located approximately 17 feet 4 inches south of the house.

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<sup>31</sup> Susan Larson, telephone interview with Larry E. Johnson, December 12, 2012.

## **Galianese U-pick Berry Farm**

7310 240<sup>th</sup> Street SE  
Woodinville, WA 98072

### **Significance:**

This property was part of a larger parcel that was a truck farm owned by Zeh Warren.<sup>32</sup> The Warren property was a portion of a homestead claimed by T. Flaherty.<sup>33</sup>

By the 1950s, the property was a U-pick berry farm owned by Dominic (Dominick) Joseph Galianese (1916-2001) and his wife Doris (1922-1986, divorced in 1975). Prior to that it had been a farm. Galianese grew several types of berries on the property including blueberries, raspberries, strawberries, grapes, and thornless blackberries.<sup>34</sup>

Galianese sold an easement on eastern side of property to Snohomish P.U.D. in 1975.<sup>35</sup>

Galianese sold the portion of the property containing the Residence, Well House, and Barn to Johnny W. and Judy M. Burrow on March 13, 1995.<sup>36</sup> Burrow has lived on the property since 1993.<sup>37</sup>

### **General Site Description:**

The former Galianese U-pick Berry Farm is located immediately east of the former Wellington Hills Golf Course. The site is 3.5 acres and contains two buildings (Residence and Barn) and one structure (Well House). The narrow site fronts on 240<sup>th</sup> Street SE on the north. The property is relatively flat and has large second-growth Douglas fir trees adjacent to the road, with the remainder existing as lawn.

### **Residence**

The one-story residence has an “L”-shaped plan with the longest leg running north-south measuring 62 feet 2 inches long and being 22 feet 3 inches wide, and the shorter leg running east-west from the northern end of the longest leg measuring approximately 38 feet 5 inches long and 24 feet 3 inches wide. The entry is located at the eastern end of the shorter leg. Both wings have gable roofs with approximately a 6-in-12 roof slope and covered with tab-composition roofing. The exterior walls are sheathed with asbestos siding with a 10.5-inch exposure, applied over composition siding with a laid brick pattern. All windows are aluminum-sash. The building rests on a post-and-pier foundation.

The interior of the residence was not accessed.

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<sup>32</sup> Kroll Map Company; Atlas of Snohomish County, Wash., Township 27 N, Range 5 E; 1940.

<sup>33</sup> Kroll Map Company; Homestead Parcel Map, Township 27 N, Range 5 E; 1870-1900; Hd. 9220.

<sup>34</sup> Jonny Burrow, interview with Larry E. Johnson, December 5, 2012.

<sup>35</sup> Snohomish County Land Records, Auditor file #7610070235-0.

<sup>36</sup> Snohomish County Land Records, Auditor file #9503130301-0.

<sup>37</sup> Burrow.

## **Well House**

A small gabled roofed Well House measuring approximately 8 feet east-west and 10 feet north-south. The Well House is located approximately 49 feet northwest of the Residence. The Well House is sheathed with composition siding with a laid brick pattern. The roof is covered with rolled composition roofing and partially covered with a tarp.

## **Barn**

The Barn is located approximately 90 feet 9 inches south of the residence. It appears to have been constructed as a two-story gambrel-roofed pole-barn that incorporates a newer shed addition that wraps around the western and southern sides of the original Barn. The building presently measures 37 feet east-west and 58 feet 10 inches north-south. The original Barn measures approximately 24 feet east-west and 41 feet 0 inches north-south with a height of approximately 24 feet from grade to its highest point. The Barn has two large doors on its northern side. The lean-to shed measures approximately 13 feet 11 inches wide from the western side of the Barn and 19 feet 9 inches from the southern end of the Barn. The northern approximately 30 feet of the addition is enclosed, while the remainder of the addition is partially open on its sides. The Barn is framed with peeled poles and rough-milled lumber. The Barn presently has an earth floor, although some areas may have been planked. The Barn loft (hay mow) retains its original hay rail mechanism. The Barn and its addition are sheathed with cedar shakes with a 12-inch exposure. The roofs of all sections are covered with composition roofing.